



## 1534 Balmoral Ave Comox BC

\$949,000

Take a look at this 5 bedroom family home in the heart of Comox! The current owners love the location whether gazing at the mountains, sitting on the verandah watching the world go by or enjoying the outdoors on one of two back decks. With 3 bedrooms up and 2 down and a den/office just inside the front door, the floor plan lends itself to accommodating extended family. It has had excellent ongoing maintenance. Most recently, the downstairs carpets were removed to make way for attractive laminate flooring. The primary bedroom has laminate, all others are carpeted. Heat pump, natural gas fireplace upstairs & natural gas stove downstairs make for comfortable living year round. The true double garage has extra storage space, crawlspace is 3', back yard is fenced. A surprisingly quiet, yet active corner, walk to the marina, Filberg Lodge and Park, other trails, Goose Spit, shopping, golf course, tennis courts and more all close by. All measurements approx; should be verified if important.

Listing Presented By:



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